



# CITY OF NEWPORT BEACH

## COMMUNITY DEVELOPMENT DEPARTMENT

3300 Newport Boulevard | P.O. Box 1768 | Newport Beach, CA 92658  
www.newportbeachca.gov | (949) 644-3200

### NOTICE TO PROSPECTIVE BUYER

Dear Prospective Buyer,

This notice is to inform you that the property you have requested a report of Residential Building Records, is located in a Special Flood Hazard Area, and is subject to possible flooding and Flood Insurance is required. If you plan to perform any improvement(s) or construction to the property, you may be required to raise the elevation of the structure above the flood line, in compliance with the City of Newport Beach Floodplain Management ordinance (NBMC Section 15.50).

Any proposed construction related improvement(s) to the property will require that the scope and value of the improvement(s) be reviewed by the Community Development Department to determine if the improvement(s) meets the definition of *Substantial Improvement*. *Substantial Improvement* is defined as: any reconstruction, addition, or other improvement of a structure, the costs of which equals or exceeds 50 percent of the Market Value of the structure, before the "start of construction" of the improvement. Market Value is defined as: the value of the existing structure depreciated over time excluding the value of the land. If your proposed improvement(s) meet the definition of *Substantial Improvement* then the top of slab or stem wall of the entire structure is required to be raised to elevation of 9.0 feet North American Vertical Datum of 1988 (NAVD), as indicated within the National Flood Insurance Program (NFIP).

You may file an appeal or variance application to the Planning Commission for reconsideration of the determination of Substantial Improvement. If you need additional information or have any further questions, please contact the Community Development Department at (949) 644-3200. You may find information related to our Flood Plain Management Ordinance and additional city regulations in our municipal code found on our website.

Additional information may be found on the Federal Emergency Management website <http://www.fema.gov> specifically <http://www.fema.gov/plan/prevent/floodplain/index.shtm>